

ARTICLE VI RESIDENTIAL DISTRICT

Section 601 General Provisions

601.01 Uses Permitted: Uses permitted in all residential districts are as follows, provided these uses meet the most restrictive regulations of the particular district in which such uses may be located:

1. Residential, as hereafter regulated;
2. Agriculture;
3. Public parks and open spaces, including playgrounds;
4. Public Libraries;
5. Churches, on sites not less than one (1) acre. For churches on sites of less than one (1) acre and greater than ten thousand (10,000) square feet, see Section 602.02.3;
6. Schools (including public, private, and parochial) on sites not less than five (5) acres. For schools on sites less than five (5) acres and greater than ten thousand (10,000) square feet, see Section 602.02.3;
7. Public utility facilities and structures required to provide essential public services; (See Section 1203-A)
8. Home occupations, subject to provisions of this Ordinance and the issuance of a Home Occupation Permit by the Zoning Administrator;
9. Public facilities and uses necessary for conducting the business of operating the City, County, State, and/or Federal Government.

Section 602 Residential District Subdivisions

The "R" Residential District is hereby further subdivided into subordinate districts which are known as:

1. R-1 Single-Family Residential District
2. R-1A Single-Family Residential District
3. R-1E Single-Family Estate Residential District
4. R-2 Single-Family and Two-Family Residential District
5. R-2A Single-Family Residential District
6. R-3 Townhouse and Zero Lot Line Residential District
7. R-4 Limited Multi-Family Residential District
8. R-5 Multi-Family Residential District
9. R-6 Mobile Home Subdivision Residential District
10. R-7 Mobile Home Park Residential District
11. SR Suburban Rural Residential District

602.02 R-1 Single-Family Residential District: The purpose of this district is to provide areas for the development of low density, single-family residential uses in protected surroundings. It is the intent of this Ordinance that these districts should be located in areas of the City where the environment is conducive to this type of use and also in other established single-family residential areas as a means to ensure their continuance.

602.02.1 Uses Permitted:

1. Single-Family residential dwellings and accessory structures.
2. Group Homes for the handicapped and personal care facilities housing six (6) or fewer residents, excluding staff.

602.02.2 Uses Which May Be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Adult and Child Care Centers/Residential.
2. Professional non-retail offices, including but not limited to, architects, attorneys, engineers, doctors, real estate, and insurance.
3. Dairying and animal husbandry on sites of not less than one (1) acre. Maximum animals per acre shall be two (2) and written consent shall be obtained from the County Health Department.
4. Private kennels provided such use does not constitute a nuisance or health hazard as determined by the County Health Department.
5. Private stables on sites of not less than one (1) acre. Maximum animals per acre shall be two (2) and written consent shall be obtained from the County Health Department.
6. Art, dance, music, photography, or swimming instruction.
7. Catering Service, where they are a part of the owner/operator=s residence.
8. One-chair beauty salons, nail salons, and barber shops, where they are part of the owner/operator's residence.

602.02.3 Uses Which May Be Permitted As Use Permits:

The following uses are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Accessory automobile parking and principal access when used to serve a Special Use District, residential, commercial, or industrial use when the land proposed for such accessory parking or access is either immediately adjacent to or across the street from the use which it serves. Accessory parking may also be across the street from the use which it serves. All parking shall be located at least five (5) feet from any public street or any adjoining property line. Only access across this setback area with sidewalks, bikeways, trails, and drives will be permitted.

2. Churches on sites of less than one (1) acre but greater than ten thousand (10,000) square feet. Regulations for alterations of existing structures or for new construction of churches and schools shall be the same as for the Special Use District.
3. Bed and Breakfast Inn Class A and B:
 - a. Applicant shall submit to the Zoning Division proof of one of the following:
 1. Structure is listed on the National Register of Historic Places; or
 2. Structure is designated as a Jackson Landmark by the Jackson Historic Preservation Commission, and/or a Mississippi Landmark by the Department of Archives and History; or
 3. Structure is deemed eligible for designation as a Jackson Landmark by the Jackson Historic Preservation Commission or as a Mississippi Landmark by the Mississippi Department of Archives and History and is granted designation within one year from the date of eligibility determination.
 - b. Adequate parking shall be provided. Off-site parking must be within a reasonable walking distance of the bed and breakfast, and proof of such parking (lease agreement, etc.) must be provided annually to the Zoning Division and whenever the contractual rights of the bed and breakfast inn owner in such off-site parking facilities are modified in any way.
 - c. All exterior lighting shall be directed away from adjacent residential property.
 - d. Signage shall comply with the City of Jackson Sign Ordinance.
4. Class B Bed and Breakfast Inn with Restaurant. It is expressly understood that a separate Use Permit is required to operate a restaurant in a Class B Bed and Breakfast Inn. Any existing Class B Bed and Breakfast Inns who determine that they wish to operate a restaurant in conjunction with their Class B Bed and Breakfast Inn is permitted to do so by right subject to receipt of a statement indicating this election to include a requirement that a Bed and Breakfast Inn with Restaurant clear Site Plan Review from City Staff.
5. Group Homes for the handicapped and personal care facilities housing between seven (7) and twelve (12) residents, excluding staff. In considering applications hereunder, the City shall comply with the provisions of 42 U.S.C. Section 3604(f) (3) (B).
6. Accessory structures used as living quarters for family members, temporary guests, or domestic help subordinate to the principal residence on the same lot.

- A. Applicant shall provide a restrictive covenant agreement which runs with the land that the accessory structure will never be made available for lease or rental.
- B. Electrical service will be connected to and master metered from the principal residence.
- 7. Accessory church related uses such as adult and child care centers, schools, gymnasiums, and fellowship halls.
- 8. Ground Sign (Monument Sign), as defined by the City of Jackson Sign Ordinance, for an adjacent commercial business where both properties are under the same ownership. Regulations shall be the same as the adjacent commercial business, based on its underlying zoning, as regulated by the City of Jackson Sign Ordinance.

602.02.4 Regulations:

- 1. Minimum lot area - 7,500 square feet.
- 2. Minimum lot width - sixty (60) feet measured at the front building setback line, except that corner lots shall be a minimum of eighty (80) feet wide.
- 3. Minimum front yard depth - twenty-five (25) feet from street right-of-way line.
- 4. Minimum side yard depth - five (5) feet, except on a corner lot the minimum side yard depth on the street side shall be twenty-five (25) feet.
- 5. Minimum rear yard depth - twenty-five (25) feet; however, a one (1) story extension may be projected into the rear yard but no closer than five (5) feet from the rear lot line, provided that such is approved through the following procedure:

Application is filed with the Zoning Administrator who shall place a sign according to his standard posting procedure for a period of not less than fifteen (15) days. The petitioner/property owner shall secure the written approval or acquiescence of such variance from all rear and side adjacent property owners. If, after the fifteen (15) days notice and the submission of the approval or acquiescence from the adjacent owners, there is no objection filed in writing, the Zoning Administrator may approve the reduced rear yard setback. If there is written objection, then the request for such variance shall be considered only under the procedure as set forth in Article XIX of this Ordinance.
- 6. Maximum height - thirty-five (35) feet.
- 7. Maximum lot coverage - fifty percent (50%) including accessory structures.
- 10. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building, shall be set back a minimum of sixty (60) feet from the front lot line, five (5) feet from the side lot line, and five (5) feet from the rear lot line. On corner lots the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters, except as provided in Section 602.02.3(5).

602.03 R-1A Single-Family Residential District: The purpose of this district is to protect single-family uses by permitting development on lot sizes not less than 10,000 square feet. All other provisions of the R-1 Residential District shall be applied with the exception of the R-1 minimum lot size.

602.04 R-1E Single-Family Estate Residential District: The purpose of this district is to provide for the protection of areas presently developed on large tracts of land and to provide for future compatible development in such areas by permitting development on lot sizes not less than one (1) acre.

602.04.1 Uses Permitted:

1. Single-Family residential dwellings and accessory structures.
2. Agricultural uses as defined by this Ordinance. Dairying, animal husbandry, or stabling shall be limited to two (2) animals per acre and require the written consent of the County Health Department.
3. Group Homes for the handicapped and personal care facilities housing six (6) or fewer residents, excluding staff.

602.04.2 Uses Which May Be Permitted as Special Exceptions:

1. Special Exceptions as listed in the R-1 Residential District.

602.04.2(a) Uses Which May be Permitted as Use Permits:

1. Any and all Use Permits as listed in the R-1 Residential District.

602.04.3 Regulations:

1. Minimum lot area - one (1) acre.
2. Minimum lot width - one hundred (100) feet measured at front building setback line, except that corner lots shall be a minimum of one hundred-twenty (120) feet wide.
3. Minimum front yard depth - fifty (50) feet from street right-of-way line.
4. Minimum side yard depth - twenty-five (25) feet, except on a corner lot the minimum side yard depth on the street side shall be fifty (50) feet.
5. Minimum rear yard depth - fifty (50) feet.
6. Maximum height - thirty-five (35) feet.
7. Maximum lot coverage - fifteen percent (15%) for Single-Family dwellings including accessory structures.
8. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building, shall be set back a minimum of eighty (80) feet from the front lot line, five (5) feet from the side lot line, and five (5) feet from the rear lot line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.

602.05 R-2 Single-Family and Two-Family Residential District: The purpose of this district is to provide areas for the development of low to medium density residential uses

and structures. It is the intent of this Ordinance that these districts be located in areas of the City where a protected environment suitable for moderate density residential use can be provided, as well as in established moderate density residential areas as a means to ensure their continuance.

602.05.1 Uses Permitted:

1. Single-Family and Two-Family residential dwellings and accessory structures.
2. Group Homes for the handicapped and personal care facilities housing six (6) or fewer residents, excluding staff.

602.05.2 Uses Which May be Permitted as Special Exceptions:

1. Special Exceptions as listed in the R-1E Residential District.

602.05.3 Uses Which May be Permitted as Use Permits: The following uses are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Any and all Use Permits permitted in the R-1A Residential District.

602.05.4 Regulations:

1. Minimum lot area - 7,500 square feet.
2. Minimum lot width - sixty (60) feet measured at front building setback line, except that corner lots shall be a minimum of eighty (80) feet wide.
3. Minimum front yard depth - twenty-five (25) feet from street right-of-way line. Required off-street parking is prohibited in this area or between the street right-of-way and the principal building, with the exception of single-family dwellings.
4. Minimum side yard depth - five (5) feet, except on a corner lot, the minimum side yard on the street side shall be twenty (20) feet. However, no two-family dwelling shall be built closer than twenty-five (25) feet to the side lot line of a lot which is zoned R-1E, R-1A, R-1, or R-2A Residential or in any R zone which presently has a detached single-family dwelling located on it.
5. Minimum rear yard depth - twenty (20) feet, such space can be used for parking purposes and open carports.
6. Maximum height - thirty-five (35) feet.
7. Maximum lot coverage - fifty percent (50%)
8. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of fifty (50) feet from the front lot line, five (5) feet from the side lot line, and five (5) feet from the rear lot line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.
9. Regulations for detached single-family dwellings shall be the same as in the R-1 Residential District.

602.06 R-2A Single-Family Residential District:

The purpose of this district is to provide areas for the development of low to medium density for single-family residential uses only.

602.06.1 Uses Permitted:

1. Any and all uses permitted in the R-1 Residential District.

602.06.2 Uses Which May be Permitted as Special Exceptions:

1. Special Exceptions as listed in R-1 Residential District

602.06.3 Uses Which May be Permitted as Use Permits:

1. Any and all Use Permits Permitted in the R-1 Residential District

602.06.4 Regulations:

1. Minimum lot area - 5,000 square feet.
2. Minimum lot width – forty (40) feet measured at front building setback line, except that corner lots shall be a minimum of fifty (50) feet wide.
3. Minimum front yard depth – Twenty (20) feet from street right-of-way line.
4. Minimum side yard depth –five (5) feet, except on a corner lot, the minimum side yard on the street side shall be fifteen (15) feet.
5. Minimum rear yard depth – Fifteen (15) feet, such space can be used for parking purpose and open carports.
6. Maximum height – thirty-five (35) feet.
7. Maximum lot coverage – fifty-five (55) percent
8. Accessory structures – accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of forty (40) feet from the front lot line, five (5) feet from the side lot line, and five (5) feet from the rear lot line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.

602.07 R-3 Townhouse and Zero Lot Line Residential District:

The purpose of this district is to provide areas for the development of medium density residential uses and structures. It is the intent of this Ordinance that these districts be located in the portions of the City where a protected environment suitable for medium density residential use can be provided, as well as in established medium density residential areas as a means to ensure their continuance. In fulfilling the purpose of this district, the townhouse or row house concept may be used which permits the construction of single-family dwellings immediately adjacent to one another without side yards between the individual units and which units may or may not be structurally connected. The purpose of this district may also be fulfilled by the use of the zero lot line concept which permits the construction of detached single-family dwellings on lots without a side yard requirement on one side of the lot. This concept permits better use of the entire lot by compacting the usual front, rear, and side yards into one or more internal gardens which may be completely walled in or screened.

602.07.1 Uses Permitted:

1. Any and all uses permitted in the R-2 Residential District.
2. Row or Townhouse dwellings.
3. Zero lot line dwellings.

602.07.2 Uses Which May be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special Exceptions as listed in the R-2 Residential District.

602.07.2(a) Uses Which May be Permitted as Use Permits:

The following uses are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Any and all Use Permits provided in the R-2 Residential District.

602.07.3 Regulations:

1. Minimum lot area - 2,400 square feet for townhouses and 3,200 square feet for zero lot line dwellings.
2. Minimum lot width - twenty-four (24) feet for townhouses and forty (40) feet for zero lot line houses, except that for corner lots the minimum shall be thirty-four (34) feet for townhouses and fifty (50) feet for zero lot line dwellings.
3. Minimum front yard depth - twenty-five (25) feet. Required off-street parking is prohibited in this area or between the street right-of-way and the principal building.
4. Minimum side yard depth - none for townhouses, except on a corner lot the minimum side yard on the street side shall be twenty (20) feet. In zero lot line lots, there shall be no minimum on one side and ten (10) feet on the opposite side except on a corner lot, the minimum side yard on the street side shall be twenty (20) feet. However, in no case shall a townhouse or zero lot line dwelling be built closer than twenty-five (25) feet to the lot line of a lot which is zoned R-1E, R-1A, or R-1 Residential, or a lot which presently has a detached single-family dwelling located on it.
5. Minimum rear yard depth - twenty (20) feet for townhouses and zero lot line houses, such space may be used for parking purposes and open carports. Where dwelling units are designed to face upon an open space or common access court, no minimum rear yard depth is required but this open court shall be a minimum of forty (40) feet in width and said court shall not include any vehicular use area.
6. Maximum height - thirty-five (35) feet.
7. Maximum lot coverage - sixty percent (60%) including accessory structures.
8. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of fifty (50) feet from the front lot line, five (5) feet from the side lot line, and five (5) feet from the rear lot

line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.

9. A maximum of eight (8) living units shall be allowed in each row of townhouses. When an end unit of a row house does not side on a street, an open space or court of at least twenty (20) feet in width shall be provided between it and the adjacent row of townhouses, and this open space or court shall be divided between the two immediately adjacent townhouse lots as to property or lot lines.
10. Townhouses shall be constructed up to side lot lines without side yards and no windows, doors, or other openings shall face a side lot line except that the outside wall of end units may contain such openings.
11. Zero lot line dwellings shall be constructed against the lot line on one side of a lot and no windows, doors, or other openings shall be permitted on this side. Where adjacent zero lot line dwellings are not constructed against a common lot line, the builder or developer must provide for a perpetual wall maintenance easement of five (5) feet in width along the adjacent lot and parallel with such wall.
12. The developer (owner) shall utilize one of the following general plans for providing for the ownership, use, maintenance, and protection of any common open space:
 - A. Establish an association or non-profit corporation of all individuals and entities owning property within the development.
 - B. Applicant (owner) to retain ownership control of such area and be responsible for the maintenance thereof.
 - C. Any other method proposed by the applicant (owner) which is acceptable to the City Legal Department. Said proposed alternative method shall serve the purpose of providing for the ownership, use, maintenance, and protection of the common open space areas.

602.08 R-4 Limited Multi-Family Residential District : The purpose of this district is to provide areas for the development of higher density multifamily apartment and condominium uses with adequate, usable open space to prevent overcrowding. The R-4 District is appropriate for the development of multifamily housing in a campus-like setting on land near office and light commercial uses or large tracts of land near existing lower-density housing. It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the City (i.e., the street/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing and where the multifamily housing will not intrude on lower-density residential areas.

602.08.1 Uses Permitted:

1. Any and all uses provided in the R-2 and R-3 Residential Districts.
2. Apartments or multi-family dwellings less than forty-five (45) feet in height.

602.08.2 Uses Which May be Permitted as Special Exceptions:

Special exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special Exceptions as listed in the R-3 Residential District.

602.08.3 Uses Which May be Permitted as Use Permits:

The following Use Permits are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Any and all Use Permits provided in the R-3 Residential District.
2. Adult and Child Care Centers/Commercial. Regulations for alterations of existing structures or for new construction of child care centers shall be as follows:
 - a. All principal structures shall be located at least twenty-five (25) feet from any public street or any adjoining property line.
 - b. Maximum height - forty-five (45) feet.
 - c. Maximum lot coverage - forty-five percent (45%) including accessory structures.
3. Boarding house, residential care facility, half-way house, hospice, emergency shelter/mission, SRO, and rooming house, but no boarding house, residential care facility, half-way house, hospice, shelter, SRO, or rooming house shall be located within one thousand (1,000) feet of any other such use and not exceed twelve (12) persons.
4. Assisted Living Facilities on sites not less than three (3) acres.

602.08.4 Regulations:

1. Minimum lot area - multi-family dwellings shall have at least 2,000 square feet of land for each family unit thereof.
2. Minimum lot width - eighty (80) feet measured at front building setback line, except that corner lots shall be a minimum of one hundred (100) feet wide.
3. Minimum front yard depth - fifteen (15) feet, measured from any vehicular use area, except where the building fronts on a dedicated street, the front yard requirement shall be increased to twenty-five (25) feet.
4. Minimum side yard depth -fifteen (15) feet, except on a corner lot the minimum side yard depth on the street side shall be twenty-five (25) feet. However, no multi-family dwelling shall be built closer than twenty-five (25) feet to the side lot line of a lot which is zoned R-1E, R-1A, or R-1, R-2, or R-3 Residential, or which presently has a detached single-family dwelling located on it.
5. Minimum rear yard depth - twenty (20) feet. However, no multifamily dwelling shall be built closer than twenty-five (25) feet to the rear lot line of a lot which is zoned R-1, R-1A, R-1E, R-2, or R-3 Residential, or which presently has a detached single-family dwelling located on it.
6. Maximum height - forty-five (45) feet.

7. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of fifty (50) feet from the front lot line, fifteen (15) feet from the side lot line, and fifteen (15) feet from the rear lot line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.
8. When more than one principal building is located on a parcel, an open space or court between buildings shall be provided as follows:

<u>Building Orientation</u>	<u>Distance</u>
Face to face (A)	25'
Face to end (B)	20'
Corner to corner	15'
End to end	15'

(A) Face - Exterior plane of a building having the greatest length.

(B) End - A secondary exterior plane of a building, not a face.

9. The required front, side and rear yards shall not be used for off-street parking; however, side, front and rear yards not included in the required landscape buffer may be used for portions of internal streets.
10. All multifamily dwellings must have direct access to a collector or arterial street as defined by the City of Jackson Traffic Engineering Department.
11. Regulations for conventional single-family and two-family dwellings shall be the same as the R-2 Residential District.
12. All structures and off-street parking and service areas will be separated by a Class C buffer (as stipulated in the Landscape Ordinance) along the side or rear yard of a lot which is zoned R-1, R-1A, R-1E, R-2, or R-3 Residential, or which presently has a detached single-family dwelling located on it.
13. Regulations for townhouses and zero lot line dwellings shall be the same as set forth in the R-3 Residential District.

602.08.4(a) Existing Uses and Structures: On January 5, 2005, any land or structures being used as multi-family within an R-4 District will be a legal conforming use for all purposes of this Ordinance. Further, this provision applies to all plans, construction or designated use any of any building or land which, before January 5, 2005, either (1) the Zoning Administrator has issued a zoning verification letter stating that multifamily are a permitted use; (2) the Owner or other entity with a legal interest in the property has filed for site plan review to construct or has filed for a building permit to improve apartments in an R-4 District; or (3) the owner or an entity with a legal interest in the property has lawfully begun construction of multifamily units.

602.09 R-5 Multi-Family Residential District: The purpose of this district is to provide for high density residential uses and structures and certain commercial uses generally compatible with high density residential development. It is the intent of this Ordinance

that these districts be carefully located only in areas where the infrastructure of the City (i.e., the street/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing.

602.09.1 Uses Permitted: The following uses are permitted provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Multi-family buildings seventy-five (75) feet or less in height.
2. Boarding house, residential care facility, half-way house, hospice, emergency shelter/mission, SRO, and rooming house, but no boarding house, residential care facility, half-way house, hospice, shelter, SRO, or rooming house shall be located within one thousand (1,000) feet of any other such use and not exceed twelve (12) persons.
3. Bed and Breakfast Inn Class A and B.
4. Group homes for the handicapped and personal care facilities which do not exceed twelve (12) residents, excluding staff.
5. Assisted Living Facilities on sites not less than three (3) acres.

602.09.2 Uses Which May be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special exceptions as listed in the R-4 Residential District.

602.09.3 Uses Which May be Permitted as Use Permits:

1. Apartment buildings of more than seventy-five (75) feet in height except for lots which abut R-1, R-1E, R-1A, R-2, or R-3 districts or existing lower density residential uses.
2. Apartment buildings forty-five (45) feet or more in height, the ground floor may be used for any permitted use in the C-2 district.

602.09.4 Regulations:

1. Minimum lot area – Fifteen thousand (15,000) square feet for multi-family dwellings.
2. Minimum lot width - eighty (80) feet measured at front building setback line, except that corner lots shall be a minimum of one hundred (100) feet wide.
3. Minimum front yard depth - fifteen (15) feet, measured from any vehicular use area, except where the building fronts on a dedicated street, the front yard requirement shall be increased to twenty-five (25) feet.
4. Minimum side yard depth - fifteen (15) feet, plus two (2) feet for every fifteen (15) feet in height over forty-five (45) feet. On corner lots, the minimum side yard depth on the street side shall be twenty (20) feet plus two (2) feet for every fifteen (15) feet in height over forty-five (45) feet. However, no multi-family dwelling shall be built closer than twenty-five (25) feet to the side lot line of a lot which is zoned R-1E, R-1A, or R-1, R-2, or R-3 Residential, or which presently has a detached single-family dwelling located on it.

5. Minimum rear yard depth – twenty-five (25) feet.
6. Maximum height – one-hundred fifty (150) feet.
7. Maximum lot coverage - not regulated.
8. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall be set back a minimum of fifty (50) feet from the front lot line, ten (10) feet from the side lot line, and ten (10) feet from the rear lot line. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line. No accessory structure may be used as living quarters.
9. When more than one principal building is located on a parcel, an open space or court between buildings shall be provided as follows:

<u>Building Orientation</u>	<u>Distance</u>
Face to face (A)	25'
Face to end (B)	20'
Corner to corner	15'
End to end	15'

(A) Face - Exterior plane of a building having the greatest length.

(B) End - A secondary exterior plane of a building that is not a face.

10. Single-Family and Two-Family dwelling regulations shall be the same as the R-2 Residential District.
11. Regulations for Townhouses and Zero Lot Line dwellings shall be the same as set forth in the R-3 Residential District.
12. Regulations for Bed and Breakfast Inns shall be the same as set forth in Section 602.02.3(3) of the R-1 Residential District.
13. All structures and off-street parking and service areas will be separated by a Class C buffer (as stipulated in the Landscape Ordinance) along the side or rear yard of a lot which is zoned R-1, R-1A, R-1E, R-2, or R-3 Residential, or which presently has a detached single-family dwelling located on it.
14. All multi-family dwellings must have direct access to a collector or arterial street as defined by the City of Jackson Traffic Engineering Department.

602.09.4(a) Existing Uses and Structures: On January 5, 2005, any land or structures being used as multi-family within an R-5 District will be a legal conforming use for all purposes of this Ordinance. Further, this provision applies to all plans, construction or designated use any of any building or land which, before January 5, 2005, either (1) the Zoning Administrator has issued a zoning verification letter stating that multifamily are a permitted use; (2) the Owner or other entity with a legal interest in the property has filed for site plan review to construct or has filed for a building permit to improve apartments in an R-5 District; or (3) the owner or an entity with a legal interest in the property has lawfully begun construction of multifamily units.

602.10 R-6 Mobile Home Subdivision Residential District: The purpose of this district is to provide for needed and properly planned subdivisions for mobile/manufactured homes in which lots are offered for sale, and in which the purchaser receives fee simple title to the lot. It is the intent of this Ordinance that these districts may be located in such areas as to not adversely affect the established residential subdivisions and residential densities of the City. Such location, however, should have necessary public services, a healthful living environment and normal amenities associated with residential districts of the City.

602.10.1 Uses Permitted:

1. Single-Family mobile/manufactured homes and accessory structures.
2. Common storage area intended to serve only residents of the mobile home subdivision.
3. Mobile/manufactured home subdivisions may include laundromats and similar commercial and service establishments intended to serve only residents of the mobile/manufactured home subdivision. Such establishments shall be designed and located to protect the character of the mobile/manufactured home subdivision and the surrounding neighborhood and shall occupy, including related parking area, not more than five percent (5%) of the area of the subdivision.

602.10.2 Uses Which May be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special exceptions as listed in the R-5 Residential District.

602.10.3 Regulations:

1. Minimum size of subdivision - five (5) acres.
2. Minimum lot size - 4,000 square feet.
3. Minimum lot width - forty (40) feet.
4. Minimum front yard - fifteen (15) feet.
5. Minimum side yard - ten (10) feet, except on a corner lot, the minimum side yard on the street side shall be fifteen (15) feet.
6. Minimum rear yard - ten (10) feet.
7. Maximum lot coverage - fifty percent (50%) including accessory structures.
8. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall not be located in any required setback. No accessory structure may be used as living quarters.
9. Maximum development density - eight (8) lots per gross acre in subdivision.
10. Common storage area - common storage areas may be provided with an enclosed fenced area for the residents of the mobile home subdivision for

the storage of recreational vehicles, trailers, travel trailers, boats, and other licensed vehicles.

11. Minimum setbacks - where adjacent to any zone other than R-6 and R-7, all mobile homes shall be located at least twenty-five (25) feet from any public street and/or any property line adjoining the mobile home subdivision. No other building of any kind, and no parking will be permitted in this setback area but access across this area with walks, bikeways, trails, and drives will be permitted.
12. The developer (owner) shall utilize one of the following general plans for providing for the ownership, use, maintenance, and protection of any common areas:
 - a. Establish an association or non-profit corporation of all individuals and entities owning property within the tract development.
 - b. Applicant (owner) to retain ownership control of such area and be responsible for the maintenance thereof.
 - c. Any other method proposed by the applicant (owner) which is acceptable to the City. Said proposed alternative method shall serve the purpose of providing for the ownership, use, maintenance, and protection of the common areas.

602.11 R-7 Mobile Home Park Residential District: The purpose of this district is to provide for needed and properly planned Mobile/Manufactured Home Parks in which spaces are offered on a rental or lease basis only for owner-occupied mobile/manufactured homes, or in which the space and mobile/manufactured home combination are both offered to the public on a rental or lease basis only. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions and residential densities in the City. Such location, however, should have necessary public services, a healthful living environment and normal amenities associated with residential districts of the City.

602.11.1 Uses Permitted:

1. Single-family mobile/manufactured homes, either owner occupied or on a rental basis and accessory structures.
2. Any and all uses provided in the R-6 Residential District.

602.11.2 Uses Which May be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special Exceptions as listed in the R-6 Residential District.

602.11.3 Regulations:

1. Minimum size of park - five (5) acres.
2. Minimum mobile/manufactured home space within park - 3,200 square feet.
3. Minimum space width - forty (40) feet.

4. Minimum front yard - fifteen (15) feet.
5. Minimum side yard - ten (10) feet, except on a corner lot the minimum side yard on the street side shall be fifteen (15) feet.
6. Minimum rear yard - ten (10) feet.
7. Accessory structures - accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building shall not be located in any required setback. No accessory structure may be used as living quarters.
8. Maximum development density - ten (10) units per gross acre of land.
9. Common storage area - common storage areas may be provided with an enclosed fenced area for the residents of the mobile home park for the storage of recreational vehicles, trailers, travel trailers, boats, and other licensed vehicles.
10. Minimum setbacks - all mobile homes shall be located at least twenty-five (25) feet from any public street or any property line adjoining the mobile home park. No building of any kind and no parking will be permitted in this setback area but access across this area with walks, bikeways, trails, and drives will be permitted.
11. Minimum required common open space - five percent (5%) of the site, exclusive of the required perimeter buffer, centrally located and suitable for active recreation.
12. The developer (owner) shall utilize one of the following general plans for providing for the ownership, use, maintenance, and protection of any common areas.
 - a. Establish an association or non-profit corporation of all individuals and entities owning property within the tract development.
 - b. Applicant (owner) to retain ownership control of such area and be responsible for the maintenance thereof.
 - c. Any other method proposed by the applicant (owner) which is acceptable to the City Council. Said proposed alternative method shall serve the purpose of providing for the ownership, use, maintenance, and protection of the common areas.

602.12 RESERVED

602.13 SR SUBURBAN RURAL RESIDENTIAL DISTRICT: The purpose of this district is to provide for large-lot residential areas for the development of very low density, single-family residential uses and compatible accessory structures. Areas with these characteristics are typically developed as large-lot subdivisions with custom-built homes, suburban areas on the periphery of the city, and newly annexed areas.

It is the intent of this Ordinance that these districts should be maintained without intrusive uses so as to minimize the impact of additional traffic or noise.

602.13.1 Uses Permitted:

1. Any and all uses permitted in the R-1E Single-Family Residential District.

602.13.2 Uses Which May Be Permitted as Special Exceptions:

Special Exceptions, such as the following non-retail uses, provided they are established in accordance with the procedures and provisions of this Ordinance:

1. Special Exceptions as listed in the R-1 Residential District

602.13.3 Uses Which May Be Permitted As Use Permits:

The following uses are permitted provided they are established accordance with the procedures and provisions of this Ordinance:

1. Accessory structures used as living quarters for family members, temporary guests, or domestic help subordinate to the principal residence on the same lot no larger than fifty (50) percent of the principal residential structure or eight-hundred fifty (850) square feet, whichever is smaller.
2. Golf Course on lots of not less than fifty (50) acres.
3. Private parks and/ or playgrounds on lots of not less than five (5) acres.
4. Country Clubs, private tennis and swim clubs on lots of not less than ten (10) acres.

602.13.4 Regulations:

1. Minimum lot area – three (3) acres or 130,680 square feet.
2. Minimum lot width – two hundred (200) feet measured at the front building setback line.
3. Minimum front yard depth –seventy-five (75) feet from street right-of-way line.
4. Minimum side yard depth – thirty-five (35) feet, except that any permitted pen or building in which livestock is kept shall be located not less than one hundred (100) feet from any lot line.
5. Minimum rear yard depth – sixty-five (65) feet.
6. Maximum height – thirty-five (35) feet.
7. Maximum lot coverage – fifteen (15) percent.
8. Accessory structures – accessory structures of a type compatible with the surroundings shall be permitted, and when detached from the main building, shall be set back a minimum of ninety-five (95) feet from the front lot line, fifteen (15) feet from the side and rear lot lines. On corner lots, the accessory structure must be erected on the opposite corner of the lot from the street line.